

**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
AUGUST 4, 2016, 5:00 P.M.  
CITY COUNCIL CHAMBERS**

**PRESENT:**

**Mayor Pro Tem Jimmie Hughes  
Councilmember Michele Randall  
Councilmember Joe Bowcutt  
Councilmember Bette Arial  
Councilmember Ed Baca  
City Attorney Shawn Guzman  
City Manager Gary Esplin  
City Recorder Christina Fernandez**

**EXCUSED:**

**Mayor Jon Pike**

**OPENING:**

Mayor Pro Tem Hughes called the meeting to order and welcomed all in attendance. The Pledge of Allegiance was led by Scouts from Troop 546 and the invocation was offered by Reverend Jimi Kestin.

Mayor Pro Tem Hughes introduced the Snow Canyon 12-year old girls softball team.

Coach Markay Thorkelson introduced the athletes and mentioned that they are the first team from Utah to head to the Little League World Series. She then asked if the City had something they can take to Oregon to give to the other teams to show where they are from.

**APPOINTMENT:**

Mayor Pro Tem Hughes recommended appointing Planning Commissioner Don Buehner to the Board of Adjustments.

**MOTION:** A motion was made by Councilmember Arial to appoint Don Buehner to the Board of Adjustments.

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall - aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**COMMENTS FROM THE PUBLIC:**

There were no comments from the public.

**AWARD OF BID:**

**Consider award of bid for snow removal equipment for the airport.**

City Manager Gary Esplin advised in order to qualify for part 139 of the FAA requirements, the City has to own a piece of snow removal equipment. He added that 90% of the cost will come from the FAA while 10% will be paid for using passenger facility charges.

Purchasing Manager Connie Hood recommended awarding the bid to M-B Companies in the amount of \$497,179; the City's match is approximately \$47,000.

City Manager Gary Esplin added that this particular piece of equipment can be used for other purposes, not just for snow removal.

Councilmember Bowcutt commented that the equipment can be used for other purposes at it will have rotary brushes, not similar to a traditional snow plow.

**MOTION:** A motion was made by Councilmember Randall to award the bid to M-B Companies for snow removal equipment in the amount of \$497,179.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

**VOTE:** Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall - aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

#### **AWARD OF BID:**

**Consider award of bid for the St. James Park restroom and pavilion.**

City Manager Gary Esplin stated this item is for park improvements at the St. James Park. The bid came in higher than anticipated; therefore, staff will have to look readjusting park impact fees.

Purchasing Manager Connie Hood advised staff recommends awarding the bid to B Hansen Construction who was the low bidder in the amount of \$279,300.

Parks Planner Mark Goble explained the bids came in higher than budgeted, but lower than the estimate as there was a lot more utility infrastructure that will have to be installed for this project.

City Manager Gary Esplin noted that a budget amendment will have to be approved prior to the final payment. Funds are available in the park impact fund.

**MOTION:** A motion was made by Councilmember Randall to award the bid to B Hansen Construction in the amount of \$279,300 for the St. James Park restroom and pavilion.

**SECOND:** The motion was seconded by Councilmember Arial.

**VOTE:** Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall - aye  
Councilmember Bowcutt – aye

Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**AWARD OF BID:**

**Consider approval of a contract with Feller Enterprises, Inc. for the construction of the Indian Hills Storm Drain project.**

City Manager Gary Esplin explained this item is for a drainage project along Indian Hills Drive.

Purchasing Manager Connie Hood advised staff recommends the low bidder, Feller Enterprises in the amount of \$759,707.50. The bid is quite a bit under the next bid as well as the estimate.

City Engineer Jay Sandberg outlined the project as requested.

City Manager Gary Esplin noted that this project will add protection to Indian Hills Drive which was recently improved.

**MOTION:** A motion was made by Councilmember Randall to award the bid to Feller Enterprises for the construction of the Indian Hills Storm Drain project in the amount of \$759,707.50.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

**VOTE:** Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall - aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**AWARD OF BID:**

**Consider approval of a contract with Bowen Collins and Associates for construction management services on the Indian Hills Storm Drain project.**

City Manager Gary Esplin explained this item is a correlation of the previous item - it is for the construction management of the improvements for the Indian Hills Storm Drain project.

Purchasing Manager Connie Hood advised the amount for the professional services contract is \$44,010.

**MOTION:** A motion was made by Councilmember Arial to approve the contract with Bowen Collins and Associates for construction management services on the Indian Hills Storm Drain project in the amount of \$44,010.

**SECOND:** The motion was seconded by Councilmember Randall.

**VOTE:** Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall - aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**AWARD OF BID:**

**Consider approval of a change order to the Sand Hollow Wash Restoration project.**

City Manager Gary Esplin advised this was approved a while ago; however, when the easement was granted by the adjacent property owner, the City agreed to raise the elevation to match the existing ground when the ditch was moved to the west. That portion was not included in the original bid documents. This change order will fulfill the obligation along with the addition of more rock for stabilization.

Purchasing Manager Connie Hood explained that change orders 1, 2 & 3 are for Feller Enterprises in the amount of \$52,143.85

**MOTION:** A motion was made by Councilmember Baca to approve the change order with Feller Enterprises in the amount of \$52,143.85.

**SECOND:** The motion was seconded by Councilmember Randall.

**VOTE:** Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall - aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**AWARD OF BID:**

**Consider approval of a professional services agreement with Bowen Collins and Associates for the engineering design and construction management services of the SGWRF Headworks Replacement project at the Wastewater Treatment Plant.**

City Manager Gary Esplin explained this is the first phase of the improvements at the Wastewater Treatment Plant improvements. Because of the growth, improvements cannot be designed in increments; rather they need to be designed all at once. The agreement will be with Bowen Collins and Associates for the engineering design; however, the construction management will be removed as it is not included in the contract at this time. The amount listed is only for the design.

Purchasing Manager Connie Hood advised the amount of the agreement is \$1,192,000.

**MOTION:** A motion was made by Councilmember Arial approve the professional services agreement with Bowen Collins and Associates for the

**SECOND:**

**VOTE:**

engineering design of the SGWRF Headworks Replacement project at the Wastewater Treatment Plant in the amount of \$1,192,000.

The motion was seconded by Councilmember Bowcutt.

Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Randall – aye

Councilmember Bowcutt – aye

Councilmember Arial – aye

Councilmember Baca – aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/GENERAL PLAN AMENDMENT/ORDINANCE:**

**Public hearing to consider amending the General Plan from Medium Density Residential to Commercial on approximately 2.738 acres located on River Road at approximately 3100 South. Development Solutions Group, applicant.**

Planner Ray Snyder outlined the request including a PowerPoint presentation covering the following: summary of the request; aerial map; existing general plan – MDR; existing zoning – PD-R; and photos of the property. Planning Commission recommends approval.

Mayor Pro Tem Hughes opened the public hearing. There being no public comment, he closed the public hearing.

**MOTION:**

A motion was made by Councilmember Randall to approve the General Plan amendment from Medium Density Residential to Commercial on approximately 2.738 acres located on River Road at approximately 3100 South.

**SECOND:**

The motion was seconded by Councilmember Bowcutt.

**VOTE:**

Mayor Pro Tem Hughes called for a roll call vote, as follows:

Councilmember Hughes – aye

Councilmember Randall – aye

Councilmember Bowcutt – aye

Councilmember Arial – aye

Councilmember Baca – aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/GENERAL PLAN AMENDMENT/ORDINANCE:**

**Public hearing to consider amending the General Plan from Low Density Residential to Medium Density Residential on approximately 0.81 acres located on Canyon View Drive. CCA Investments, Inc, applicant.**

Planner Ray Snyder outlined the request including a PowerPoint presentation covering the following: summary of the request; aerial map; existing general plan - LDR; existing zoning - R-1-10; aerial photos of the site; photos of the area. A number of concerns have been voiced by neighbors; Mr. Snyder pointed out some of their concerns such as higher density, height, the difference between LDR and MDR, traffic, views, number of units and ground stability. As this is a request for a general plan amendment, if approved, the applicant will have to return for a zone change as well as site plan and engineering plan reviews.

Dave Barry, representative for the applicant, explained they plan to build townhomes for owner occupancy use that may be rented out as other homes are. They are proposing townhomes because studies have shown the cost to build homes was greater than what they can sell them for. They do not know specific numbers for how many units they will build, but at maximum, there would be nine units. He anticipates four to six units.

City Manager Gary Esplin explained if approved, the applicant would have to return for a zone change. If they request medium density, the Council would not have any say on what is built or what they look like if the plat meets the requirements of the zone.

Planning & Zoning Manager John Willis explained that a Planned Development or if they propose more than 6 units per acre, it would require approval by the Council.

Councilmember Bowcutt asked if there can be stipulations on the zone change that it be a PD-R.

City Attorney Shawn Guzman replied yes, if the Council feels the Planned Development would fit better, they can take that action. If there are concerns with the type of development or how it looks, the developer may agree to bring the plans in for review at the time of the zone change.

Mayor Pro Tem Hughes opened the public hearing.

Resident John Gibb stated that he bought in a platted subdivision; there is a buffer between his home and the apartments. He is concerned with the number of units, a few will not affect their home value; however, having six to seven units will.

Resident Roseanne Campbell commented that they live in a one-block strip between three large condominiums. There are six lots with homes and six that are vacant. Their fear is getting additional multi-family homes on the six vacant lots. She spoke with Mr. Barry several times. In her experience, they can build a duplex that can function like a single-family home. Additionally, she spoke with the Legal Department and with the owner of Green Valley Spa to make their street a resort overlay. In her opinion as a realtor, putting

multi-family homes in that area will decrease their property values. She asked if there was a logical advantage to the City to change the zone, and if this is approved, would it be just for this lot or the entire neighborhood.

Mr. Barry clarified that Ms. Campbell would like the resort overlay to allow nightly rentals. They are not opposed; however, it is not their intent to have nightly rentals rather to make it more economically feasible for them by building townhomes.

Mayor Pro Tem Hughes commented that the Council is not approving the zoning tonight, just amending the General Plan, saying that it can be done.

Resident Robert Campbell read a letter written by his neighbor Jared Clawson who is opposed to the request. He added that their home was built on the same soil; there is no reason why single family homes cannot be built on the property.

Mr. Barry stated that the standards for building on blue clay have changed over the last few years; it has become more expensive.

Mayor Pro Tem Hughes closed the public hearing.

Mr. Snyder outlined the proposed amendments on a map.

City Manager Gary Esplin added that Mr. Gibb's has a point. They purchased a home in a single family subdivision and are already surrounded by medium density. There should be some consideration for a buffer. Some neighbors may want to see the property remain vacant if the alternative is more density.

Councilmember Baca commented that it seems residents in the area had the expectation of low density residential; however, there is room and will be some higher density in the area. He feels the Council should be sensitive to those that purchased their homes with this expectation.

Mayor Pro Tem Hughes noted that the Council approved a resort overlay on a project recently. He commented that it is more expensive to build single family homes.

Councilmember Bowcutt asked for clarification. If the two lots were one lot, he asked how many homes could be built under the R-1-10 zoning.

City Manager Gary Esplin advised that one home could be built. Remaining as the property is two homes could be built.

Councilmember Bowcutt commented that the R-3 to zoning the east negates the argument of too much traffic as it could have many units. The only challenge he has is with Mr. Gibb's property; but he still feels something should be done with the lots.

**MOTION:** A motion was made by Councilmember Baca that the General Plan amendment from LDR to MDR be denied.

**SECOND:** The motion was seconded by Councilmember Randall.

**VOTE:** Mayor Pro Tem Hughes called for a roll call vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall - aye  
Councilmember Bowcutt – nay  
Councilmember Arial – aye  
Councilmember Baca – aye

The motion carried.

**PUBLIC HEARING/GENERAL PLAN AMENDMENT/ORDINANCE:**

**Public hearing to consider amending the General Plan from Flood Plain to High Density Residential on approximately 4.7 acres generally located west of the logical extension of 2450 East and the Virgin River. City of St. George, applicant.**

Planning & Zoning Manager John Willis outlined the request and presented a PowerPoint presentation covering the following: aerial map; current zoning – R-1-10; current general plan use map; aerial view of the property; map of the area and photos of the property. The Planning Commission spent quite a bit of time on this request; two motions failed but they did make a third motion recommending approval 4-1. He mentioned this is to accommodate a future affordable housing project that the City is looking to do.

Tracy Dutson with SwitchPoint explained they have been working on a tax credit application which will provide about 75-80% of the equity needed to build the project. He shared there will be 55-units for 30%-55% adjusted moderate income, which they feel this is a good range.

Mayor Pro Tem Hughes opened the public hearing. There being no public comment, he closed the public hearing.

Councilmember Baca noted this area is no longer a flood plain and the proposal is compatible what is already approved to be built there.

**MOTION:** A motion was made by Councilmember Arial to approve the General Plan amendment from Flood Plain to High Density Residential on approximately 4.7 acres generally located west of the logical extension of 2450 East and the Virgin River.

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pro Tem Hughes called for a roll call vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall - aye  
Councilmember Bowcutt – aye



Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

Mayor Pro Tem Hughes added that this is a needed project.

**PUBLIC HEARING/GENERAL PLAN AMENDMENT/ORDINANCE:**

**Public hearing to consider amending the General Plan from Low Density Residential to Professional Office on approximately 8.66 acres located at approximately 550 East and 650 East Riverside Drive. Medicinal Properties, LLC, applicant.**

Planning & Zoning Manager John Willis outlined the request and represented a PowerPoint presentation covering the following: aerial map; current zoning map; current general plan land use map; applicants proposal; site map; and Planning Commission recommendation. The Planning Commission spent quite a bit of time discussing this request and recommending approving a modification – the northwest portion of the property, adjacent to 1100 South Circle is to remain Low Density Residential and the remaining portion to be changed to Professional Office. He then showed photos of the site.

Mayor Pro Tem Hughes asked if there was enough access from 1100 South Circle if it were to remain Low Density Residential.

Mr. Willis replied yes. The Planning Commission discussed if the area can be landscaped or if it could be open space when developed.

Representative Brent Davis explained that he represents a number of doctors in the area. He noted that it is hard for the doctors to find land for their practice. When looking at this property, they felt it was a good fit for the area. After speaking with a number of the neighbors and explained what their plans were, - they received positive feedback but some were opposed. He asked the Council to approve the General Plan amendment.

Travis Parry who is working with the applicant outlined the setbacks. Their plan does not include access from 1100 South Circle, rather access would be on Riverside Drive. If approved they will return with plans during the zone change process.

Mr. Willis explained the bubble concept of a general plan; the City has some flexibility.

Mayor Pro Tem Hughes opened the public hearing.

Resident Rudy Griffin mentioned the original layout. She asked if they can build only two story buildings and if there will be a block wall.

Mr. Davis replied yes.

Mayor Pro Tem Hughes noted this is the first step, the applicant will return for approval of a zone change.

Resident Susan Mower was not aware of the zone change until Dave Demas recently informed her. She read points for consideration submitted by Mr. Demas and mentioned minutes from the City Council meeting held on November 4, 1999.

Doctor Snow Slade pointed out that doctors in this area are having trouble finding office space in the area. Prior to the Planning Commission meeting, he drove through the area and felt a home cannot be built there. He stated that they want to be good neighbors and the proposal seems to be consistent with the area.

Mr. Parry explained the development in that area could not have been predicted years ago. The City tries to best plan for growth, but things change. He feels that they can accommodate the neighbors as well as the doctors and their patients.

Andrew Sorensen pointed out that when they knocked on doors, most neighbors preferred to have the property finished and see a wall to provide privacy rather than homes. The proposal would take traffic away from the hospital.

Mayor Pro Tem Hughes closed the public hearing.

Councilmember Arial commented that professional offices such as this are compatible with neighborhoods. Additionally, she feels the integrity of these gentlemen is such that they would build something that is very nice for the community.

Councilmember Baca noted that current Councils cannot bind future Councils. He appreciates these doctors coming forward stating that they want something compatible. His biggest concern is with parking near the homes.

Mayor Pro Tem Hughes commented adding more residential will increase traffic; however, he believes traffic will increase as there will be no access from the residential area. He noted that the residents brought up valid concerns and explained this is a General Plan amendment. The Council needs to consider the Planning Commission's recommendation to keep the northeast corner as Low Density Residential.

Councilmember Bowcutt appreciates those getting involved. Regarding the comment made by the Mr. Demas regarding a commitment a previous Council made for this land, he has a copy of the 1939 ordinances which state they can only drive 50 sheep down Main Street at once. Things have to change as the Council changes.

- MOTION:** A motion was made by Councilmember Arial to amend the General Plan from Low Density Residential to Professional Office on approximately 8.66 acres located at 550 East and 650 East Riverside Drive and to include the small strip the Planning Commission recommended to remain Low Density Residential also be Professional Office.
- SECOND:** The motion was seconded by Councilmember Bowcutt.
- VOTE:** Mayor Pro Tem Hughes called for a roll call vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**PROPERTY PURCHASE:**

**Consider approval to purchase 1.846 acres from Kay H. Traveller Investments for an extension of the Tonaquint Cemetery.**

City Manager Gary Esplin advised the request is to enter into a purchase contract to purchase 1.846 acres from Kay H. Traveller Investments in the amount of \$300,000. The contract will include roll back tax the City can negotiate with Washington County for abate this tax.

Councilmember Bowcutt stepped out.

- MOTION:** A motion was made by Councilmember Arial to purchase 1.846 acres from for an extension of the Tonaquint Cemetery from Kay H. Traveller Investments in the amount of \$300,000.
- SECOND:** The motion was seconded by Councilmember Baca.
- VOTE:** Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**PURCHASE CONTRACT:**

**Consider approval of a purchase contract with Desert Valley Development for property in the Little Valley area for a future fire station.**

City Manager Gary Esplin explained this purchase contract is for the future fire station site in Little Valley. The purchase price is \$180,000 for approximately two acres.

- MOTION:** A motion was made by Councilmember Baca to approve the purchase contract with Desert Valley Development for property in the Little Valley area for a future fire station in the amount of \$180,000.

**SECOND:** The motion was seconded by Councilmember Arial.  
**VOTE:** Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall - aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

Councilmember Bowcutt returned.

**PURCHASE AND SALE AGREEMENT:**

**Consider approval of a purchase and sale agreement between the City of St. George and America First Federal Credit Union for the purchase of property and perpetual slope easement for the I-15 Underpass project.**

City Manager Gary Esplin advised the purchase and sales agreement is for the I-15 underpass project currently under construction. The appraised value is \$3,000.

Councilmember Arial stepped out.

City Manager Gary Esplin outlined the location of the property.

**MOTION:** A motion was made by Councilmember Randall to approve a purchase and sale agreement between the City of St. George and America First Federal Credit Union for the purchase of property and perpetual slope easement for the I-15 Underpass project in the amount of \$3,000.

**SECOND:** The motion was seconded by Councilmember Baca.  
**VOTE:** Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall - aye  
Councilmember Bowcutt – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**DEVELOPMENT AGREEMENT:**

**Consider approval of a development agreement between the City of St. George and SG Boulevard Land LLC.**

City Manager Gary Esplin advised this is a development agreement for the downtown development. He mentioned the major points of the development as follows: 110 apartment units, 1,000+ sq. ft. of commercial and a 60-room boutique hotel. He explained that the City owns approximately 2.35 acres in the downtown area. The City will retain ownership of some of the property for a public plaza. It is recommended to allow 1.55 acres to be used by the developers for the project. The City will receive payment for the property over the next 15 years with the new tax increment created by the development. He outlined the tax increments and explained that the CDA was created for 15 years. The agreement is subject to the financing of the project and the developers certifying they have the appropriate commitment of the financials to do the actual construction.

Councilmember Arial returned.

Cameron Gunther with PEG Development mentioned some of the projects they previously developed. He presented a PowerPoint presentation covering the following: PEG Development; development locations; downtown St. George mixed-use; renderings; boutique hotel common area design concepts; boutique hotel first floor plan; boutique hotel typical king guestroom; and additional renderings. They hope to start in November or December of this year. He mentioned there will be parking under the footprints of all buildings.

City Manager Gary Esplin outlined additional parking that can be used and accesses owned by the City. All buildings that front Main Street will be allowed to continue to utilize the alleyway and can have access to open to the plaza. The Fire Department has reviewed and is okay with the access. As downtown area has been developed, the City has allowed uses without parking. The hotel may want to reserve some rights to use the parking structure as the City has over 100 stalls designated as public parking. After 6 p.m., the City has the right to use the entire structure. They are allowed to request parking reductions as it is zoned C-4.

Mr. Gunther commented the parking structure is closer than most patrons have to park at a shopping mall.

Councilmember Bowcutt inquired about a walkway off Main Street; he asked if it could be opened up for those parking in the parking garage.

City Manager Gary Esplin mentioned that the developer will spend \$400,000 on improvements; the City would use \$200,000 out of tax increments and would maintain the property as it does Town Square. He stated getting retail downtown is difficult and explained Green Gate village will be patterned after Gardner Village type retail. This project will bring in housing, a hotel and commercial.

**MOTION:** A motion was made by Councilmember Arial to approve the development agreement between the City of St George and SG Boulevard Land LLC, contingent upon getting the proper legal clarifications.

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall - aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin explained the Erastus Snow owned a home where Zion's Bank is located. That was the first place that had rooms for people to rent to visitors. He asked if this could historically tie into the project.

**BILLBOARD DEVELOPMENT AGREEMENT:**

**Consider approval of a billboard development agreement between the City of St. George and YESCO.**

City Attorney Shawn Guzman explained this agreement involves the two billboards previously discussed by the Council. They will remove the billboard located south of the townhomes on the Dixie Drive Interchange on the west of side of the roadway up against the hill in exchange for the billboard adjacent to the Honda dealership. That billboard will be raised to 60', will be relocated closer to the building and will be double-sided. The opening that faces the homes will be covered and they will not be allowed to advertise on the cover. Additionally, they agree not to turn that into a digital billboard and to paint all of their billboard poles one of the three approved colors.

**MOTION:** A motion was made by Councilmember Randall to approve the billboard development agreement between YESCO and the City of St. George as outlined by the City Attorney.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

**VOTE:** Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**MINUTES:**

**Consider approval of the minutes from the meeting held on February 25, 2016.**

**Consider approval of the minutes from the meeting held on June 4, 2016.**

**Consider approval of the minutes from the meeting held on June 16, 2016.**

**Consider approval of the minutes from the meeting held on June 30, 2016.**

**Consider approval of the minutes from the meeting held on July 7, 2016.**

**MOTION:** A motion was made by Councilmember Arial to approve the minutes from the meetings held on February 25, 2016, June 4, 2016, June 16, 2016, June 30, 2016 and July 7, 2016.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

**VOTE:** Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**REPORTS FROM MAYOR, COUNCILMEMBERS AND CITY MANAGER:**

No reports were given.

**ADJOURN TO REDEVELOPMENT AGENCY MEETING:**

**MOTION:** A motion was made by Councilmember Randall to adjourn to Redevelopment Agency Meeting.

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall - aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

The following motion was made in the Redevelopment Agency meeting:

**MOTION:** A motion was made by Councilmember Randall to adjourn to the City Council meeting and into a closed session to discuss property purchase and litigation.

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall - aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**ADJOURN:**

**MOTION:** A motion was made by Councilmember Bowcutt to adjourn.

**SECOND:** The motion was seconded by Councilmember Randall.

**VOTE:** Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Randall - aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.